

# Stage 1 Archaeological Assessment of 1437-1455 Queen Street West (Lots 2, 3, 4, 5 and 6 and Part of Lot 1, Registered Plan 1106), City of Toronto, Ontario

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## Original Report

Prepared for:

**Jameson Plaza Ltd.**

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Toronto, ON M6B 4J3

905-780-9610

Archaeological Licence: P372 (Robertson)

PIF P372-0228-2022

Archaeological Services Inc. File: 23PL-030

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## Executive Summary

The Stage 1 Archaeological Assessment of 1437-1455 Queen Street West has been carried out in advance of an application for the proposed renovation of the existing parking lot facilities on the property. The assessment entailed consideration of the proximity of previously registered archaeological sites, the original environmental setting of the property, and its nineteenth- and twentieth-century development history.

This research has led to the conclusion that there is no potential for the presence of significant precontact Indigenous or Euro-Canadian archaeological resources that may be impacted by site preparation or construction activities necessitated by the proposed redevelopment. Accordingly, this report recommends that the undertaking be cleared of any further archaeological concern, with the proviso that the appropriate authorities must be notified should deeply buried archaeological or human remains be encountered during any future work on the property.



## Project Personnel

- **Project Manager:** David Robertson, MA (P372), Senior Archaeologist, Director, Planning Assessment Division
- **Project and Field Director:** David Robertson
- **Project Administrator:** Lauren Vince, Hons. BA (R1235), Associate Archaeologist, Planning Assessment Division
- **Project Historian:** Brian Narhi, MA, Project Historian, Planning Assessment Division
- **Report Preparation:** David Robertson



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## 1.0 Project Context

Archaeological Services Inc. was retained by Jameson Plaza Ltd. to undertake a Stage 1 Archaeological Assessment of 1437-1455 Queen Street West in the City of Toronto (Figure 1). The subject property is located on the south side of Queen Street West, just west of and Jameson Avenue and encompasses approximately 0.32 hectare.

The City of Toronto Archaeological Management Plan maps the open portion of the property as exhibiting archaeological potential (cf. Archaeological Services Inc., 2004).

### 1.1 Development Context

This assessment, required as a condition of a rezoning amendment application, was conducted under the project management and direction of David Robertson (Project Information Form P372-0228-2022), as required by the City of Toronto and the Planning Act (Ministry of Municipal Affairs and Housing, 1990) and the 2011 *Standards and Guidelines for Consultant Archaeologists* (Ministry of Tourism and Culture, 2011).

Permission to access the subject property and to carry out all activities necessary for the completion of the assessment was granted by the proponent on February 3, 2023.

## 1.2 Historical Context

### 1.2.1 Indigenous Land Use and Settlement

Southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 13,000 years before present (BP).

Populations at this time would have been highly mobile, inhabiting a boreal-parkland similar to the modern sub-arctic. By approximately 10,000 BP, the environment had progressively warmed (Edwards and Fritz, 1988) and populations now occupied less extensive territories (Ellis and Deller, 1990).



Between approximately 10,000-5,500 BP, the Great Lakes basins experienced low-water levels, and many sites which would have been located on those former shorelines are now submerged. This period produces the earliest evidence of heavy wood working tools, an indication of greater investment of labour in felling trees for fuel, to build shelter, and watercraft production. These activities suggest prolonged seasonal residency at occupation sites. Polished stone and native copper implements were being produced by approximately 8,000 BP; the latter was acquired from the north shore of Lake Superior, evidence of extensive exchange networks throughout the Great Lakes region. The earliest evidence for cemeteries dates to approximately 4,500-3,000 BP and is indicative of increased social organization, investment of labour into social infrastructure, and the establishment of socially prescribed territories (Ellis et alia, 1990; Ellis et alia, 2009; Brown, 1995:13).

Between 3,000-2,500 BP, populations continued to practice residential mobility and to harvest seasonally available resources, including spawning fish. The Woodland period begins around 2500 BP and exchange and interaction networks broaden at this time (Spence et alia, 1990:136, 138) and by approximately 2,000 BP, evidence exists for macro-band camps, focusing on the seasonal harvesting of resources (Spence et al., 1990:155, 164). By 1500 BP there is macro botanical evidence for maize in southern Ontario, and it is thought that maize only supplemented people's diet. There is earlier phytolithic evidence for maize in central New York State by 2300 BP — it is likely that once similar analyses are conducted on Ontario ceramic vessels of the same period, the same evidence will be found (Birch and Williamson, 2013:13–15). Bands likely retreated to interior camps during the winter. It is generally understood that these populations were Algonquian-speakers during these millennia of settlement and land use.

From the beginning of the Late Woodland period at approximately 1,000 BP, lifeways became more similar to that described in early historical documents. Between approximately 1000-1300 Common Era (CE), the communal site is replaced by the village focused on horticulture. Seasonal disintegration of the community for the exploitation of a wider territory and more varied resource base was still the norm (Williamson, 1990:317). By 1300-1450 CE, this episodic community disintegration was no longer the norm and populations now



communally occupied sites throughout the year (Dodd et al., 1990:343). Within the Toronto area, these communities represent the ancestors of the Huron-Wendat. From 1450-1649 CE this process continued with the coalescence of these small villages into larger communities (Birch and Williamson, 2013). The ancestral Huron-Wendat on the north shore of Lake Ontario gradually began to move northward during this period. Through this process, the socio-political organization of the First Nations, as described historically by the French and English explorers who first visited southern Ontario, was developed. By 1600 CE, the Wendat were the northernmost of the Iroquoians, inhabiting the area between Lake Simcoe and Georgian Bay known historically as Wendake and forming a confederation of individual nations.

At the time of contact with Europeans, the Niagara Peninsula was peopled by the “Neutral Nation” (*Gens Neutral*), a term coined by the French, in reference to the fact that this group took no part in the long-term conflicts between the people of the Wendat and the Haudenosaunee in New York. The Wendat referred to the Neutral as *Attiwandaronk*, meaning “peoples of a slightly different language.” Conversely, the Neutral used the same term to refer to the Wendat. Unfortunately, none of the contemporary documents mention the term that the Neutral used to refer to themselves collectively. There is no known word comparable to the term Wendat that would indicate that the Neutral recognized themselves as a confederation of individual tribes. The term “Neutral” is an artifact of the European explorers, a name which poorly describes their position vis a vis surrounding Iroquoian and Algonquian peoples. Moreover, it implies a level of political unity equivalent to the Wendat or Haudenosaunee confederacies, which may be inaccurate.

In the 1640s, the traditional enmity between the Haudenosaunee and the Huron-Wendat (and their Algonquian allies such as the Nippissing and Odawa) led to the dispersal of the Huron-Wendat and then the Neutral. Shortly afterwards, the Haudenosaunee established a series of settlements at strategic locations along the trade routes inland from the north shore of Lake Ontario. By the 1690s however, the Algonquian-speaking Anishinaabeg groups, such as the Mississaugas were the only communities with a permanent presence in southern Ontario. From the beginning of the eighteenth century to the assertion of British sovereignty in





1763, there was no interruption to Anishinaabeg control and use of southern Ontario.

## 1.2.2 Post-Contact Settlement

### The Toronto Purchase

Immediately following British hegemony in the Canadas at the conclusion of the Seven Years War, settlement in the Toronto area was limited even though its potential to serve as an effective link in the transportation and communications network associated with the fur trade was widely recognized (Careless, 1984:10). At the conclusion of the American War of Independence (1774-1783), however, the British were forced to recognize the emergence of a new political frontier which had to be maintained by a strong military presence. In addition, a number of British Loyalists travelled north in order to remain within British territory. Many of them were eventually given land grants by the Crown partly in exchange for their loyalty and partly as compensation for their estates, which had been confiscated in the Colonies. These developments led the colonial government to enter into negotiations with them for purchase of tracts of land from the Mississaugas, who they recognized as the “owners” of the north shore of Lake Ontario.

The Toronto Purchase (Treaty #13) was made between the Crown and the Mississaugas on September 23, 1787, and then renegotiated on August 1, 1805. The main purpose of the treaty was to secure access to communication routes and posts along the shore of Lake Ontario and to connect Niagara and Kingston (Surtees 1984:60), leading to the creation of twelve townships. However, the 1787 agreement had many inconsistencies. To begin with, the September 23, 1787 surrender document did not describe the physical boundaries of the treaty or the quantity of land surrendered, nor did the body of the document name the Chiefs of the bands with whom the surrender was negotiated. At the end of the document, the names of three Chiefs, Wabakinine, Neace, and Pakquan, together with their dodems, appear on slips of paper that had been attached to the document, suggesting that this was not the document that the Mississauga representatives were presented during negotiations (Surtees, 1984:62).



In light of these inconsistencies, the Crown, as represented by William Claus, Deputy Superintendent of Indian Affairs approached the Mississaugas in 1805 with the intent of identifying the land in question and formally purchasing it from them. The formal deed of surrender confirming the Toronto purchase was drawn up and executed on August 1, 1805, the date that the surrender of the Mississauga tract was negotiated. In addition to confirming the 1787 transaction made with Sir John Johnson, the deed included a detailed legal description of the boundaries of the surrendered parcel. However, the revised boundaries of the 1805 purchase appear to be significantly larger than the original description of the lands. Due to the inconsistencies between the 1787 and 1805 treaties and the fact that the Crown did not disclose to the Mississaugas in 1805 that the previous treaty was invalid, this treaty was subject to a specific claims process – ultimately leading to a settlement in 2010 between the Federal government and the Mississaugas of the Credit First Nation (Mississaugas of the Credit First Nation, 2017).

### **1.2.3 The Nineteenth- and Early-Twentieth-Century Development of the Subject Property**

The subject property originally formed the northwesternmost corner of Lot 32 in the Broken Front Concession From the Bay in the Township of York. Following the first subdivision of the area it was located within Parcel/Block B as laid out by Registered Plan 454. It now comprises Lots 2, 3, 4, 5 and 6 and part of Lot 1 according to Registered Plan 1106.

#### **Administrative and Land Survey History**

The first township survey was undertaken by Augustus Jones in 1791, when the base line was established. The name proposed for this tract of land was “Dublin Township.” Two surveys for a town plot at Toronto had been made by Gother Mann and Alexander Aitkin as early as 1788. These plans were not used, and a new survey for the Town of York was undertaken by Alexander Aitkin in the summer of 1793. This plan consisted of just ten blocks, bounded by George, Adelaide, Parliament and Front streets. By the summer of 1797, the survey of the



town had been enlarged and included land as far north as Lot (Queen) Street, and westward to Peter Street (Firth 1962:11, 21; Winearls 1991:591).

The town and township were re-named York by Lieutenant-Governor John Graves Simcoe in 1792, either after the County of Yorkshire in England, or as a compliment to Prince Frederick, who was then the Duke of York (Gardiner 1899:216-217). Family tradition relates that the name was suggested by Captain John Denison, a brewer in the town, who is said to have told Simcoe that “No Yorkshireman would live in a place called Dublin.” The name of the town reverted back to ‘Toronto’ when the settlement was elevated to the status of a city in 1834 (Martyn 1978:28-30).

The town and township comprised part of the East Riding of York in the Home District, which, between 1792 and 1800, was administered from Niagara. Plans were unofficially forwarded for York to become the capital of Upper Canada in the winter of 1796 and, in February 1798, the Duke of Portland selected it as the “seat of Government on mature deliberation” (Firth 1962:24, 47). On January 1, 1800, the Home District was elevated into a separate administrative district from Niagara. Following the abolition of the Districts in 1849, the Home District was succeeded by the United Counties of York, Peel and Ontario in 1850. Ontario and Peel were elevated to separate county status in 1851-1852 (Armstrong 1985:143).

When it was announced that York had been selected as the temporary capital of Upper Canada all government officers were required to relocate from the town of Newark (now Niagara-on-the-Lake) to the north shore of the lake. Some officials, such as William Jarvis, were reluctant to abandon the homes and property which they had improved in Niagara. Large blocks of land called “Park Lots” were set aside, which extended between Queen and Bloor streets. These Park Lots were granted to members of the Family Compact and to those who were friendly towards the government, as an incentive for them to move, and also as partial compensation for any losses which they might sustain thereby.

In 1805, it was noted that land in the township around the capital was “in general sandy, but bears very good crops of almost every description” while along Yonge Street “the land in general is excellent, and from its situation will soon be thickly settled.... In a few years, this will doubtless be a most valuable country, and of



infinite importance to the seat of government.” The township contained a mixture of hardwood and pine timber (Boulton 1805:44-45; Smith 1846:225).

The population of the Township increased quickly. In 1797, for instance, the total number of inhabitants within the township (excluding the Town of York) was probably around 200 persons (Mosser 1984:7). In 1837, the township contained an estimated 4,320 inhabitants. By 1842, this number had grown to 5,720 inhabitants, and in less than one decade (1850), this number had increased to 8,872 (Walton 1837:189; Smith 1851:20).

In 1846, nearly 44% of the available land within the Township was under cultivation. York was “an old settled township,” which had been “long under cultivation.” At that time, it contained eight grist mills and thirty-five saw mills, which were located mainly on the Don and Humber Rivers. By 1851, this number had changed to five grist mills and thirty-eight saw mills (Smith 1846:225; Smith 1851:20).

The primary crops grown within the Township during the mid-nineteenth century included wheat, oats, peas, potatoes, turnips and hay. Other important farm products included butter and wool (Smith 1851:20).

The subject property falls to the west of the extensive stretch of ground known as the Military or Garrison Reserve, which had already been set aside for use by the military by the late eighteenth century. The western limit of the reserve is now Dufferin Street. The reserve lands were surveyed and opened for development in the 1830s. Most of the early development took place east of Garrison Creek, before gradually expanding westward along Queen and King Streets.

Further west the villages of Brockton and Parkdale began their development in the third quarter of the nineteenth century.

Brockton, centred on the intersection of Dufferin Street and Dundas Street West and the lines of both the Grand Trunk and Northern railways, was originally known as “Denison Terrace” and later as “Lippincott.” Most of its early residents were Irish immigrants, who found employment in the factories that were being established in the immediate area. Some of the earliest subdivision plans for



Brockton were laid out by John Tully in 1856, 1859 and 1865. In December 1865, the community's name was changed to Brockton. Much of the land south of Queen Street West, between Dufferin Street and Roncesvalles Avenue, was farmed until it was purchased by the Toronto House Building Association in 1875 and partitioned into large, suburban lots upon which were built large, stately homes (Whitzman, 2009: 77). These formed the core of what would ultimately become Village of Parkdale, although it was initially considered part of Brockton. The area was marketed as a healthy and beautiful place to live, "exceedingly picturesque," according to promotional literature, "being surrounded by a landscape that possesses all the varying attractions afforded by the beautiful Lake Ontario" (Whitzman, 2009: 76). Brockton and Parkdale were annexed to the City of Toronto in 1884 and 1889, respectively. The subject property falls within Parkdale.

### **Detailed Land Use History: Lot 32, Broken Front Concession From the Bay**

Lot 32, consisting of 100 acres, together with Lot 311 to the east, was patented on September 2, 1812 by Captain James Brock, "of Guernsey."

James Brock (1773-1830) was the cousin of Major General Sir Isaac Brock (1769-1812), who was the Administrator or President of Upper Canada during the years 1811-1812, as well as the chief commander of the military forces within the province until he fell, mortally wounded, in the Battle of Queenston Heights just over a month after this land grant was made.

James Brock had joined the British army in July 1803, and came to Upper Canada the next year to serve as Pay Master of the 49<sup>th</sup> Regiment, which was under his cousin's command. He returned to England in 1806 on leave, but rejoined the 49<sup>th</sup> in 1809 or 1810. Isaac Brock, in his capacity of Administrator, also appointed his cousin as his secretary in civil matters, which required James to move to the Town of York, although he relocated to Kingston almost immediately. He was captured on Lake Ontario by American naval forces while on a journey between York and Kingston in late 1812, but was exchanged for another prisoner in April of 1813. In June 1813, Brock served as Acting Aide-de-Camp to General John Vincent



and was present at the Battle of Stoney Creek. After the war, the 49<sup>th</sup> Regiment returned to England. Brock continued on as the regiment's Pay Master until his death, from cholera, in 1830, at which time the regiment was serving in Bengal (Wood, 1928 vol. 2:144; Brock et alia, 2009; War Office, 1810:217).

While retaining Lot 31 until his death, Brock sold Lot 32 to James Fitzgibbon of York, Esquire, for £225 in December of 1821 (Old York Memorial deeds #4638).

Fitzgibbon (1780-1863) was a native of Glin, Co. Limerick, Ireland. He enlisted in the British army in the Knight of Glin's Yeomanry Corps in 1795 and was promoted to the rank of sergeant. In 1798, he was recruited into the 49<sup>th</sup> Regiment of Foot and saw action in Denmark and the Low Countries between 1799 and 1801. He came to Quebec with the 49<sup>th</sup> in 1802 under Isaac Brock, and was steadily promoted through the ranks. He saw action throughout the War of 1812. Fitzgibbon was employed as a clerk in the adjutant-general's office at York in Upper Canada beginning in 1816, and he was also appointed clerk of the House of Assembly in 1827. He also held several smaller commissions. He was frequently called upon to act as a peacemaker when rioting broke out amongst the Irish settlers and labourers during the 1820s and 1830s. Fitzgibbon played a major role with the government forces during the Upper Canada Rebellion in 1837. In 1841, he was appointed clerk of the Legislative Council for the Province of Canada, a position which he held until his retirement in 1846. Fitzgibbon returned to England in 1847 where he lived on his pensions until his death (Morgan, 1862:191-196; McKenzie, 1976:264-267).

In November of 1822, Fitzgibbon sold the 50 acres in the west half of the lot to Edward MacMahon of York, Esquire, for £125 (Old York Memorial deeds, 4327). Born in Dublin, Ireland, MacMahon (1780-1849) was briefly one of Isaac Brock's civil secretaries. He served as a lieutenant in the 3<sup>rd</sup> York Militia at the time of the American attack of York in April 1813, during which he was taken prisoner and his house was plundered. By May of 1814, he was named as one of the civil secretaries to the President's Office, and he continued to be employed in government offices as chief clerk (Firth, 1966:168; Armstrong, 1985:33-34; Blair, 2022).



MacMahon transferred the lands to Joseph Spragge in April 1824 at twice the price he had paid Fitzgibbon. The property was subject to a mortgage for £125 at that date (Old York Memorial deeds, #4794).

Joseph Spragge (1775-1848) was a native of Canterbury, England. He settled with his family in the Town of York in 1820, after Joseph had been appointed to serve as the headmaster of the Central School. Headmaster Spragge was described as having the “air and costume...of the dignified clergyman” even though he had not been ordained. In 1822, the “Lists of Inhabitants” for York noted that Mr. Spragge had a wife and five children, as well as two servants. One of his sons, Joseph Bitterman Spragge, would become a prominent land agent, although towards the end of his career his business practices were called into question. Another son, John Godfrey Spragge, was educated in law and held a number of responsible positions, eventually being elevated to that of Chancellor for the province of Ontario (Walton, 1837:43; Firth, 1966:143; Scadding, 1873:165; Mosser, 1984:151; Elliott et alia, 1995:224-225; McGrath, 2005:224).

In October 1829, Mary Fitzgibbon and Sarah Spragge executed a release of their dower interests in this land to Joseph Cawthra. This appears to have been in regard to a mortgage that Cawthra held on the property (Old York Memorial deeds #4794, 4956, 6996).

Cawthra (1759-1842) was from Yorkshire, England a woollen manufacturer there in the early 1790s. Together with his family he settled in briefly in New York, before moving to the Town of York, Upper Canada, in 1806, where he set up an apothecary. The firm made a small fortune during the War of 1812, which permitted Cawthra to grow and expand afterwards as a grocer and tea importer. As a result of his good business sense and connections, he became one of the wealthiest merchants in the province. He was elected to a seat on Toronto’s City Council in 1834 and was a supporter of political reform in the province (Firth 1962:130; Romney 1988:163-164).

In April 1845, Spragge, together with John Lees Alma, of the Town of Niagara, sold part of this lot, approximately seven acres (2.83 ha) to Robert Sympton Jameson for £525. Jameson purchased an additional three acres (1.21 ha) from Spragge and Alma in October 1847 for £300. It is unclear from the abstract index how



Alma, a merchant at Niagara, came to have an interest in this land (Old York Memorial deeds, #24675, 30049).

Jameson (1796-1854) was a native of Hampshire, England and trained as a lawyer, working in London between 1823 and 1829 until he was appointed as chief justice of Dominica in the West Indies in 1829. In 1833 he was appointed to serve as the Attorney General of Upper Canada. He arrived at York in June 1833, and was later appointed to serve as the vice-chancellor of the Court of Chancery in 1837. He went on to hold numerous offices until 1849 when he resigned for reasons of health, exacerbated by his excessive drinking problem. He was married to Anna Brownell Murphy (1794-1860), best known for her book *Winter Studies and Summer Rambles in Canada*, although the couple had separated in 1838, after her return to England (Scadding, 1873:67-68; Martyn, 1978:97-100; Blackwell, 1985:426-428).

In 1854 Jameson died of pulmonary consumption. As he had no children and was estranged from his wife, his estate, including his land holdings, was bequeathed to the Reverend George Maynard and his wife Emma, as the couple had cared for Jameson during his final illness. Maynard was a master of classics and mathematics at Upper Canada College from 1835 until his dismissal in 1855 (Howard, 1979:38).

In June 1855, the Rev. Joseph Jameson “of Ripon, clerk,” executed a deed poll which “recites that the deceased made a will dated July 31, 1854, leaving his property on Queen Street to George and Emma Maynard” (Old York Memorial deeds #64866; Deposits West #460).

Wadsworth and Unwin (PLS) prepared, a plan of subdivision for part of this property for the executors of the Maynard estate in May 1871. It was deposited in the City of Toronto Land Registry Office as Registered Plan 454. The subject property falls within Block B as laid out in the plan.

### **Block B, Registered Plan 454**

In March 1885, the Reverend Newland Elphinstone Martin Maynard quit-claimed all his interest in the Maynard estate lands to Clementina Martin Wedd (the wife





of William Wedd), and to Adelaide Jameson Martin Maynard and Mary Eliza Martin Atkinson (the wife of William Pryor Atkinson) for \$1,000. In that same month, Foster Jonas Martin Maynard also quit-claimed all his interest in this property to the same parties for \$1,000 (City deeds #4003, 4004).

Newland Maynard (born c. 1838) was the son of the Reverend George and Emma (Shaw) Maynard. He was employed as a clerk/accountant by the Bank of Upper Canada, and in 1879 he resided in St. Catharines at the Welland House Hotel. He may have studied theology, since later records refer to him as “Reverend.” Foster Maynard (b. 1841) was Newland’s brother. Their sister, Clementina (1837-1923) was the wife of William Wedd (1825-1919) who was the Master of Upper Canada College. Adelaide Maynard (1851-1916) was another sister as was Mary Eliza (b. 1855). The latter married William Pryor Atkinson, who was a barrister, in 1877 (Library and Archives Canada, 1861; Library and Archives Canada, 1891; Anonymous, no date [e]: #13250/1877.)

In February 1887, Clementina and William Wedd sold their interest in part of the Maynard estate lands to Adelaide J.M. Maynard and Mary E.M. Atkinson (as noted above) for \$8,500. The deed describes the land conveyed to them as Lots 20-31 inclusive and Blocks “A” and “B” on Plan 454 (City deeds #1416).

In May 1887, Maynard and Atkinson had part of their land subdivided as Registered Plan 716.

In October 1889, Leopold Street was opened to Jameson Avenue. Part of the Maynard estate land was required for this public highway (Parkdale By-law 408.)

In March 1890, a plan of subdivision was prepared by Unwin, Foster & Proudfoot (PLS) for the owners for part the Maynard estate lands in Plan 454. The plan was deposited in the City of Toronto Land Registry Office as Registered Plan 983.

### **Registered Plan 983**

The land subdivided under Plan 983 was mortgaged by the owners on five occasions (June 1891, January 1893, and January-February 1894) for a total of \$74,400. This included a mortgage held by Trinity College. Other documents,



including postponement agreements, were registered on title during that same time (City deeds #8148D, 6005E; Deposits West #271).

In October 1898, a plan of subdivision was prepared for the owners for “Block B” as shown on Plans 454 and 983. The plan was deposited in the City of Toronto Land Registry Office as Registered Plan 1106.

## **Registered Plan 1106**

The subject property includes part Lots 1-2, and Lots 3-6 (inclusive) as shown on the plan.

These lots were owned by various private individuals between 1899 and the mid-1930s. Part of the property was then occupied by Power Food Markets Ltd. (1946-1953), afterwards known as P.S.M. Stores Ltd. (or Power Supermarkets Ltd.), and then bought by Loblaws Groceries Co. Ltd. (1451-1453 Queen Street West) in 1955. Other parts of the site were owned by Parkdale Motors Ltd. (1934, 1453 Queen Street West) and by Griffiths Plumbing & Heating (1950; 1439, later 1451 Queen Street West.) Other tenants there in the mid-1950s included Sunnyside Private Hospital (1437 Queen), Mark Stein (physician, 1437 Queen), Ivan Brokovitch (realtor, 1437 Queen), Cleaniteria Ltd. (1437 Queen), and Lakeview Furriers (see Appendix A for complete listings of occupants of the various properties, as recorded in the city directory street guides from 1890 to 1969).

## **Historical Mapping**

Most of the earliest (pre-1850s) maps for the Town of York and the City of Toronto do not include the adjacent portions of the Township of York. These maps normally do not show lands to the west of Dufferin Street, which marked the western city limit for nearly a half century. Gradually these areas began to be mapped as amalgamation of the outlying “suburban villages” took place during the 1880s, and neighbourhoods such as Brockton Village became incorporated within the growing City of Toronto. However, there is sufficient coverage to trace the development of the subject property through the nineteenth and twentieth centuries.



Richard Bonnycastle's 1833 *No. 1 Plan of the Town and Harbour of York* extends sufficiently far west to show James Brock's landholdings, which are identified as such in that they are labelled "commonly called Brock's Land" (Figure 2). The Park Lot 32 lands are further annotated to indicate that clearance of the forest cover was underway.

John Browne's 1851 *Map of the Township of York in the County of York Upper Canada* shows the emerging community of Brockton to the northeast of the subject property and a scattering of buildings to the south and east of the property (Figure 2), but this map is not reliable in the manner in which it plotted individual structures. By 1860, the *Tremaine Map of the County of York, Canada West* shows the subdivision of the Brockton area in greater detail (Figure 2). Jameson Avenue has been extended south from Queen Street to the lake and George Maynard ("G.M.") is identified as the owner of the west part of Park Lot 32.

The map of the southwest part of York (1878) contained in the *Miles Atlas* shows the subject property within Registered Plan 454, and indicates several structures located to the south (Figure 2). These buildings are shown in greater detail on the earliest editions of the Goad fire insurance plans that cover the area, published in 1884-1889 (Figure 2). The 1884 plan also shows several frame buildings to the east of the subject property at the corner of Queen and Jameson. By the time of the 1890 plan, William Atkinson is identified as the owner of the property, and contemporary city directories confirm him to be the occupant of the residence to the south until around the turn of the century (Appendix 1).

By the time of the publication of the 1903 edition of Goad's fire insurance plans, the area surrounding the subject property had been re-subdivided according to Registered Plan 1106 (Figure 2), although the lots making up the subject property remained vacant at that time. Over the next five years or so Lots 1-4 and Lot 6 as laid out by Plan 1106 were developed with brick semi-detached housing, at least some of which were also used for professional or commercial purposes, while Lot 5 was occupied by larger plumbing business, as shown on the insurance plans dating to 1910 and 1923 (Figure 2) and in the city directory listings (Appendix 1).



In the decades following World War II, the Lot 2-6 properties were cleared and redeveloped as the commercial plaza which exists to the present, as reflected on the 1958 Toronto Planning Board atlas mapping (Figure 2).

## 1.3 Archaeological Context

### 1.3.1 Physiographic Setting

The urban core of the City of Toronto has been extensively modified over the past 200 years. The subject property lies within the Iroquois Plain physiographic region (Chapman and Putnam 1984), which is the former bed of glacial Lake Iroquois. In the Toronto area, the Lake Iroquois strand is situated approximately 4.5 km inland from the current Lake Ontario shore. Below the strand, the Quaternary sediments are dominated by outwash sands typical of nearshore deposits. The balance of the plain, towards the modern lake shore, is dominated by fine sediments of silt and clay, typical of offshore deposits, overlying till (Gravenor, 1957; Chapman and Putnam, 1984).

Glacial Lake Iroquois came into existence by about 12,000 B.P., as the Ontario lobe of the Wisconsin glacier retreated from the Lake Ontario basin. Isostatic uplift of its outlet, combined with blockage of subsequent lower outlets by glacial ice, produced a water plain substantially higher than modern Lake Ontario. Beginning around 12,000 B.P., water levels dropped stepwise during the next few centuries in response to sill elevations at the changing outlet. By about 11,500 B.P., when the St. Lawrence River outlet became established, the initial phase of Lake Ontario began, and this low water phase appears to have lasted until at least 10,500 B.P. At this time, the waters stood as much as 100 m below current levels. However, isostatic uplift was already raising the outlet at Kingston so that by 10,000 B.P., the water level had risen to about 80 m below present. Uplift since then has continued to tilt Lake Ontario upward to the northeast, propagating a gradual transgressive expansion throughout the basin, flooding the mouths of the creeks and rivers that rim the basin (Karrow, 1967:49; Anderson and Lewis, 1985; Karrow and Warner, 1990).

The forests which stood in this portion of the city, prior to nineteenth-century clearance, had become established shortly after 7,000 B.P. Under median



moisture regimes and eco-climates, the climax forest of the downtown Toronto region was likely co-dominated by hard maple (*Acer saccharum*) and beech (*Fagus grandifolia*), in association with basswood (*Tilia americana*), red oak (*Quercus rubra*), white oak (*Quercus alba*), shagbark hickory (*Carya ovata*) and bitternut hickory (*C. cordiformis*) (Hills, 1958; Burgar, 1993).

The area of Parkdale was characterized by a lack of watercourses relative to other parts of Toronto lying between the Lake Ontario shore and the Lake Iroquois strand. The headwaters of a minor branch of Garrison Creek rose some 900 metres southeast of the subject property and flowed east to the outlet of the creek near Fort York. Some minor streams emptied into Humber Bay, draining the area that is now bounded by Roncesvalles Avenue, Constance Street and Parkside Drive, some 1,000 metres west of the subject property. Lake Ontario, prior to the shoreline filling operations related to the railways and later the construction of Lake Shore Boulevard, lay approximately 600 metres south of the subject property.

### 1.3.2 Previous Archaeological Research

In order that an inventory of archaeological resources could be compiled for the subject property and surrounding area, three sources of information were consulted: the Ontario Archaeological Sites Database; published and unpublished documentary sources; and files located at Archaeological Services Inc.

In Ontario, information concerning archaeological sites is stored in the Ontario Archaeological Sites Database. This database contains archaeological sites registered within the Borden system. Under the Borden system, Canada is divided into grid blocks based on latitude and longitude. A Borden block is approximately 13 km east to west, and approximately 18.5 km north to south. Each Borden block is referenced by a four-letter designator, and sites within a Borden block are numbered sequentially as they are found. The subject property is located in Borden block *AjGu*.

No archaeological sites have been registered within the limits of the subject property and only one site has been registered within approximately one kilometre of the subject property's boundaries.



The Fort Rouillé (AjGu-13) archaeological site on the grounds of Exhibition Place, near the foot of Dufferin Street, was the subject of investigation in the early 1980s. The fort was a small, wooden trading post built by the French in 1751, as an outpost to Fort Niagara (Brown, 1983:7). After the fall of Fort Niagara on July 25, 1759, the French burnt and abandoned Fort Rouillé, having destroyed any items of use (Brown, 1983:11).

No record of any property-specific archaeological assessment completed on lands within 50 metres of the subject property were located during the background research. Given the highly variable character of historical land uses and accompanying taphonomic processes, the findings of any such studies in the area are of no relevance to the current subject property.

### **1.3.3 The Predevelopment Landscape and Modelling Indigenous Archaeological Potential**

Water is arguably the single most important resource necessary for any extended human occupation or settlement. Since water sources have remained relatively stable in southern Ontario after the Pleistocene era, proximity to water can be regarded as the primary indicator of archaeological site potential. Accordingly, distance to water is one of the most commonly used variables for predictive modelling of archaeological site location.

The Provincial *Standards and Guidelines for Consultant Archaeologists* stipulate that undisturbed lands within 300 m of primary water sources (lakes, rivers, streams, creeks, etc.), secondary water sources (intermittent streams and creeks, springs, marshes, swamps, etc.), ancient water sources, and the shorelines of extant or former waterbodies are considered, at a generic level, to exhibit archaeological potential. A variety of other criteria that may indicate potential are also identified in the *Standards and Guidelines*, however, they are not relevant to the subject property or cannot be reconstructed given the urban context in which the property occurs.

The generic Provincial distance to water potential model has been refined for the City of Toronto, as part of the City's Archaeological Management Plan (Archaeological Services Inc., et alia 2004). Undisturbed lands within 250 m of an



extant or formerly mapped river or creek, or within 250 m of the pre-development shoreline of Lake Ontario, have potential for the presence of precontact Indigenous archaeological sites. In addition, this potential zone is extended to any floodplain lands, and to lands in close proximity to the Lake Iroquois strand (i.e., lands above and within 200 m of the strand, or below and within 100 m of the strand).

### **1.3.4 Existing Conditions**

A property inspection was conducted on February 12, 2023. The property (Figure 3, Image 1) was inspected when weather and lighting conditions permitted satisfactory visibility of features, under a generally clear sky.

The 1437 Queen Street West portion of the subject property is occupied by a much-altered 2½-storey semi-detached brick housing constructed in the early twentieth century. The building at 1439 Queen is a two-storey structure of mid-twentieth-century date that replaced the former houses at 1439-1441 Queen, although it may incorporate portions of the former 1439 residence. The front of the 1441-1447 properties form an asphalt-surfaced parking lot to the rear of which stands a row of one-storey commercial businesses in mid-twentieth-century strip plaza type building. The latter is attached to the building occupying the 1449-1455 Queen lots, which originally was built as a supermarket and is now occupied by small businesses and a Centre for Addiction and Mental Health facility.

## **2.0 Analysis and Conclusions**

The evaluation of the possibility for the survival of any archaeological resources of potential cultural heritage value must take into account a number of taphonomic considerations in addition to the basic historical sequence of developments, demolitions, and general patterns of change in property use outlined in Sections 1.2 and 1.3.



## 2.1 Indigenous Archaeological Resource Potential

As noted in Section 1.3.1, the subject property is located no less than approximately 600 m from any historically known source of water, namely the shore of Lake Ontario, as it stood prior to the transformations wrought by the railways and the construction of Lakeshore Boulevard, which entailed a considerable campaign of lakefilling. Therefore, the property would not be considered to fall within an area of potential for the presence of precontact or early contact period Indigenous archaeological resources according to either the Toronto Archaeological Management Plan potential model or the generic Provincial distance to criteria, as outlined in Section 1.3.3. This factor aside, the potential for the survival of any Indigenous archaeological remains in primary contexts within the subject property is essentially nil. Such sites will not have survived the historic development activities that have altered the original topography, culminating in its present form. This conclusion is consistent with the statements concerning the removal of archaeological potential (“disturbance”) outlined in Section 1.3.2 of the 2011 *Standards and Guidelines for Consultant Archaeologists*.

## 2.2 Euro-Canadian Archaeological Resource Potential

The subject property was originally located in Park Lot 32 in the First Concession from the Bay and was among lands granted to Captain James Brock in 1812. Brock, for whom the nearby community of Brockton is named, transferred Park Lot 32 to his comrade, Captain James Fitzgibbon in 1821. Brock was no longer resident in Upper Canada by this time. A year later, Fitzgibbon sold the west half of the lot, including the subject property to Edward MacMahon. In 1824, Joseph Spragge purchased the west half of the lot from MacMahon. Five years later the lands were acquired by Joseph Cawthra. In 1845, these lands were transferred to Robert Sympton Jameson and on his death, in 1854, they were willed to the Reverend George Maynard and his wife Emma. None of these individuals, who were all prominent in York and Toronto society to one degree or another, ever occupied any part of Park Lot 32.

Maynard’s estate began the process of subdividing the west half of the lot, engaging surveyors Wadsworth and Unwin to prepare a plan registered on title





and Plan 454 in 1871. According to this plan, the subject property was part of a relatively large parcel (Block B), that was first occupied by barrister William Pryor Atkinson and his wife Mary Eliza Maynard, a daughter of George and Emma Maynard. Their house, however, was located to the south of the subject property as shown on fire insurance plans of the period. The Atkinson-Maynard lands were re-subdivided in the 1890s to create, among other things, a row of smaller development lots on Queen Street, which became the 1437-1455 Queen Street West subject property. The initial development of these lots, for both residential and commercial purposes occurred shortly thereafter, but the street frontage was not entirely built up until circa 1905-1910. Only one or two of these early twentieth-century buildings survive, in whole or in part, as the others were razed to make way for a retail plaza complex following the Second World War.

Given the exclusively post-1890 development history of the subject property, it is clear that any remains that may be present are not associated with the first generation of settlement in this portion of the city, or the region more generally. Any physical remains of these occupations, therefore, cannot be considered to possess cultural heritage value or interest according to the criteria provided by the 2011 Provincial *Standards and Guidelines for Consultant Archaeologists* (MTC 2011:59, Table 3.2), in that the investigation of any such remains would not yield significant contributions to local, regional, provincial or national archaeological history and would not contribute to enhancing the public's understanding and appreciation of Ontario's past, nor would the remains have any intrinsic value to any particular group or community.

Furthermore, given the continuous but changing occupations and uses of the properties since the 1890s, even isolated material related to those first occupations will be dispersed or intermixed to such a degree that it will be "invisible" within secondary or tertiary contexts—in which case it is mere ephemera that cannot be linked to any identifiable tenancy. This conclusion is consistent with the statements concerning the removal of archaeological potential ("disturbance") outlined in Section 1.3.2 of the 2011 *Standards and Guidelines for Consultant Archaeologists*.



## 3.0 Recommendations

Given the findings of the Stage 1 assessment research, the following recommendation is made:

1. The 1437-1455 Queen Street West subject property may be considered clear of archaeological concern. No further archaeological assessment of the subject property is required.

**NOTWITHSTANDING** the results and recommendations presented in this study, ASI notes that no archaeological assessment, no matter how thorough or carefully completed, can necessarily predict, account for, or identify every form of isolated or deeply buried archaeological deposit. In the event that archaeological remains are found during subsequent construction activities, the consultant archaeologist, approval authority, and the Archaeology Program Unit of the Ministry of Citizenship and Multiculturalism must be immediately notified.

The above recommendations are subject to Ministry approval and it is an offence to alter any archaeological site without Ministry concurrence. No grading or other activities that may result in the destruction or disturbance of any archaeological sites are permitted until notice of Ministry approval has been received.

## 4.0 Advice on Compliance with Legislation

The following advice on compliance with legislation is provided:

- This report is submitted to the Ministry of Citizenship and Multiculturalism as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, RSO 2005, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological field work and report recommendations ensure the conservation, preservation and protection of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Citizenship and Multiculturalism, a letter will be issued by the Ministry stating that there are no further concerns with regards to alterations to archaeological sites by the proposed development.



- It is an offence under Sections 48 and 69 of the Ontario Heritage Act for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological field work on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the Ontario Heritage Act.
- Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with sec. 48 (1) of the Ontario Heritage Act.
- The Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33, requires that any person discovering or having knowledge of a burial site shall immediately notify the police or coroner. It is recommended that the Registrar at the Ministry of Public and Business Services Delivery is also immediately notified.
- Archaeological sites recommended for further archaeological field work or protection remain subject to Section 48(1) of the Ontario Heritage Act and may not be altered, nor may artifacts be removed from them, except by a person holding an archaeological license.

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## 6.0 Images



Image 1: The 1437-1455 Queen Street West subject property on 2021 aerial imagery (City of Toronto).



Image 2: View to 1437 and 1439 Queen West.



Image 3: View to 1439, 1441, 1443, 1445 and 1447 Queen West.



Image 4: View to 1449-1455 Queen West.

## 7.0 Maps

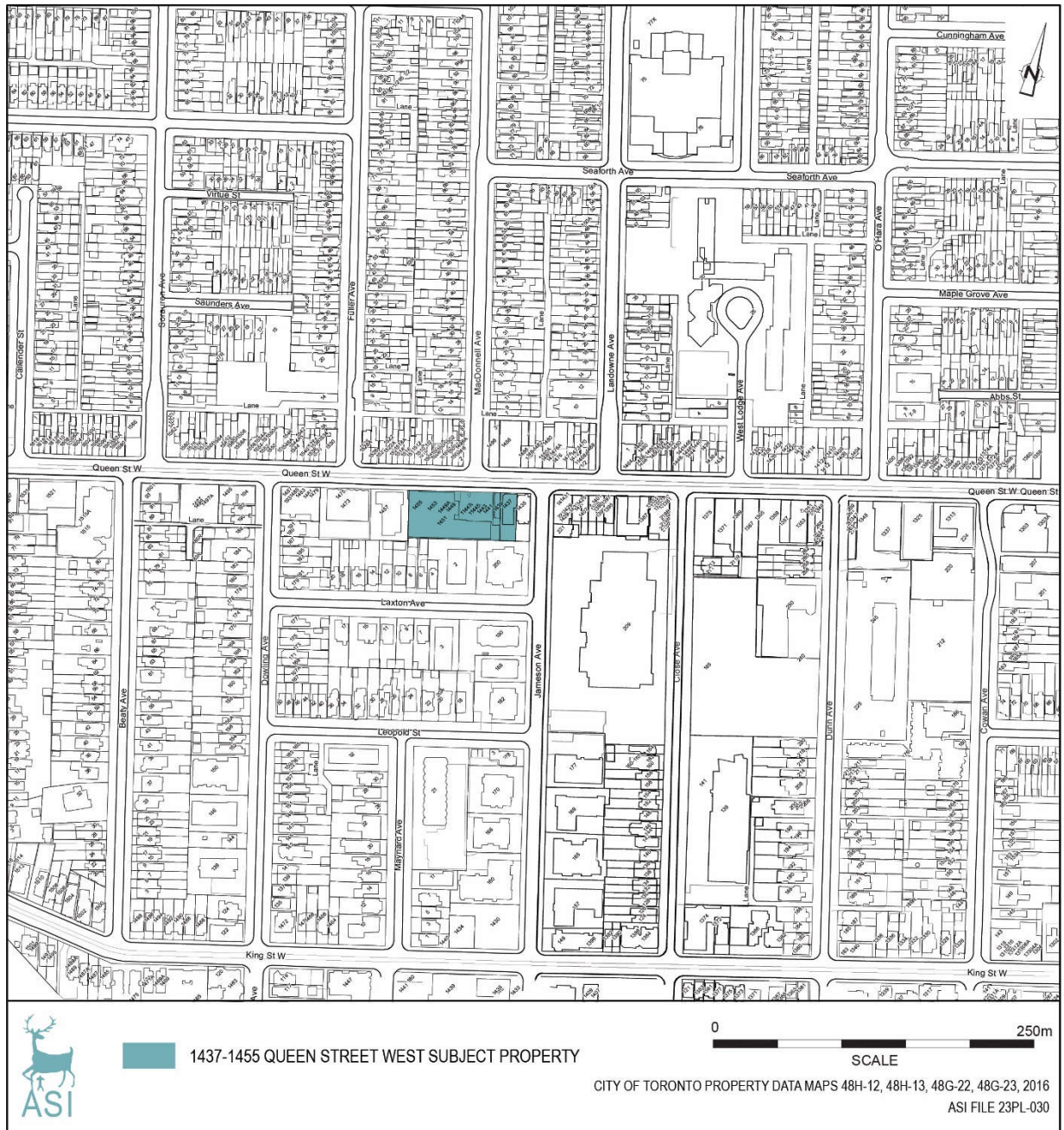
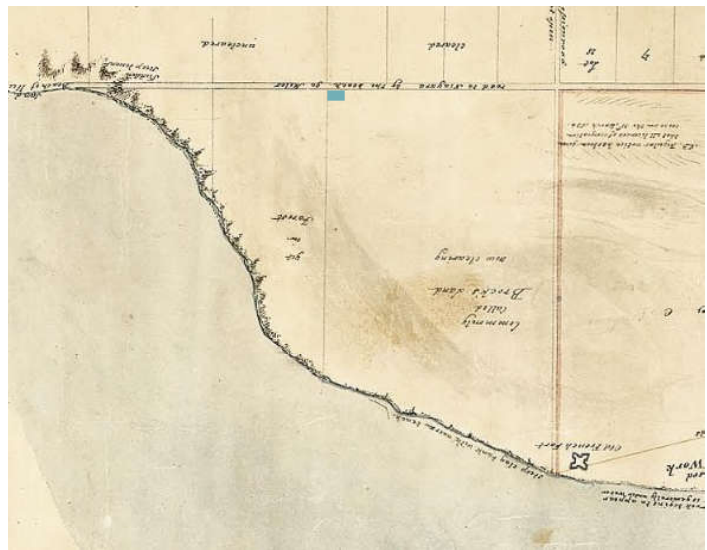
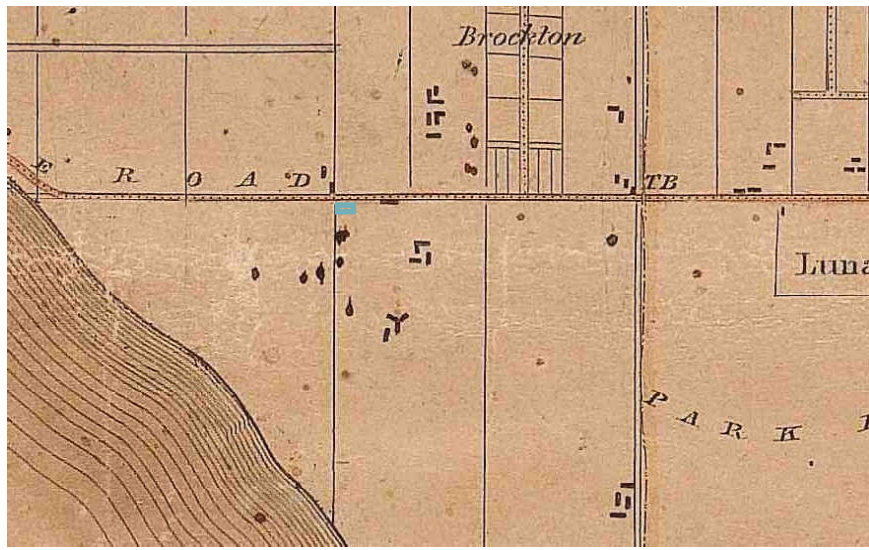


Figure 1: The location of the 1437-1455 Queen Street West subject property.





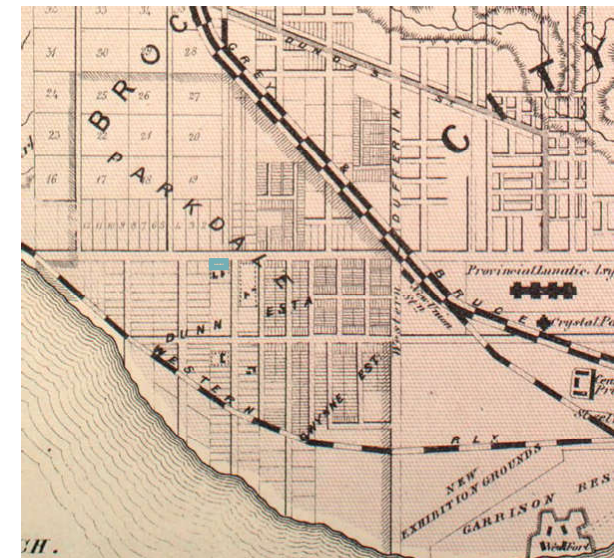
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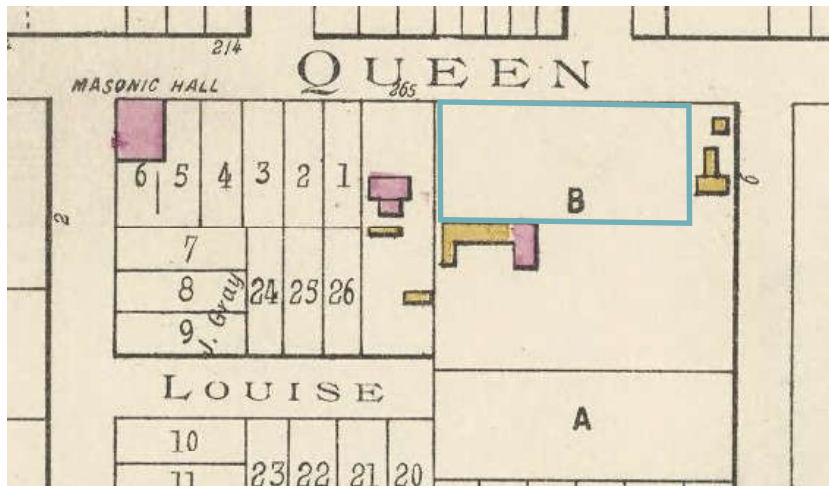
Browne 1851



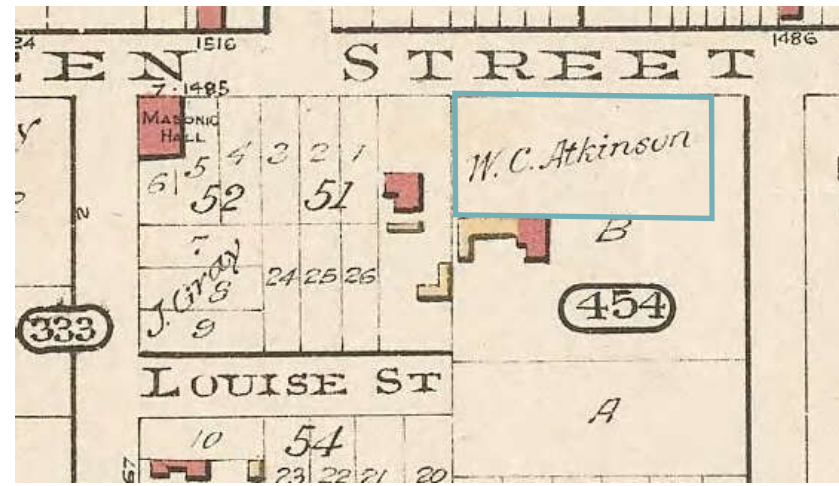
Tremaine 1861



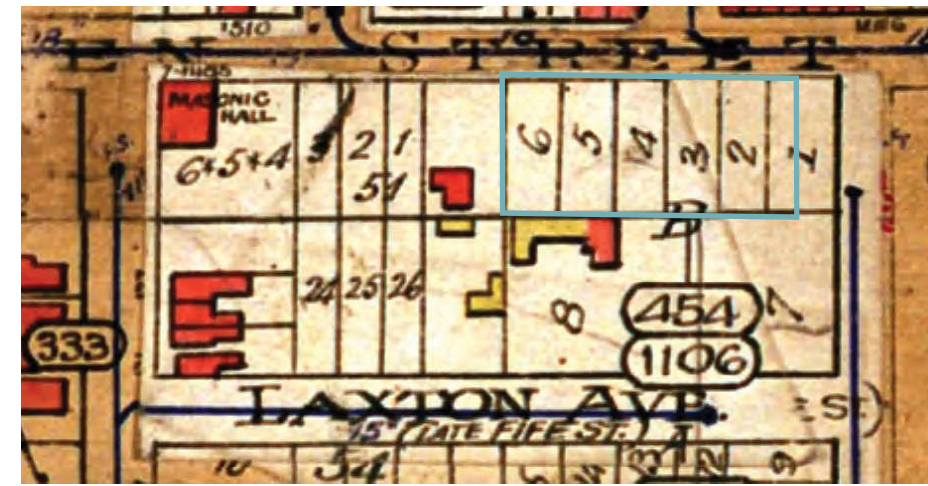
Miles & Co. 1878



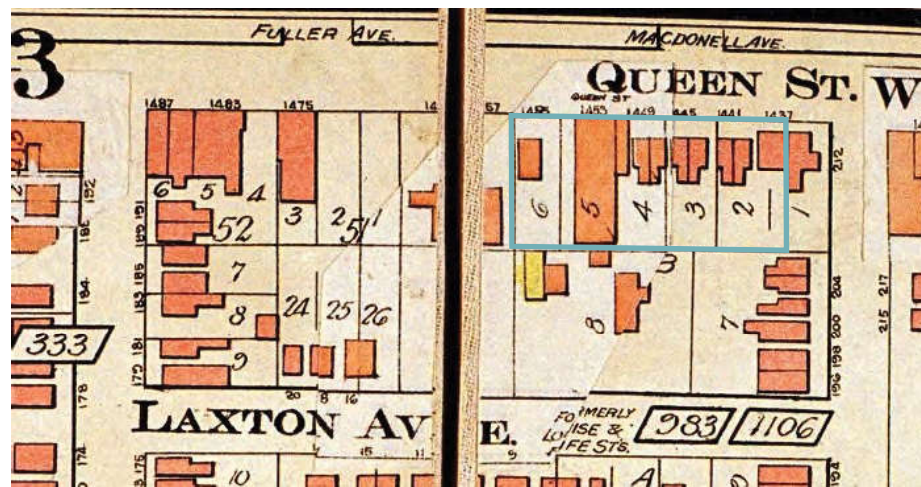
Goad's Atlas 1884



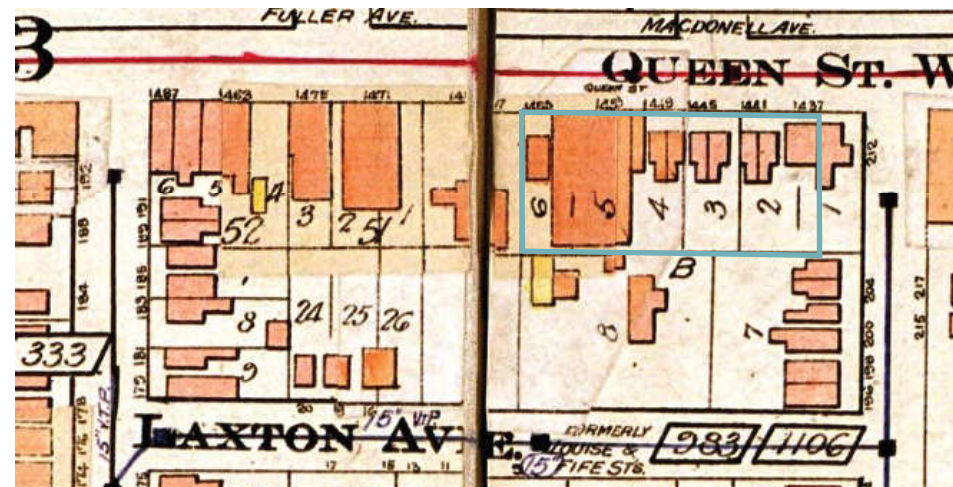
Goad's Atlas 1890-1899



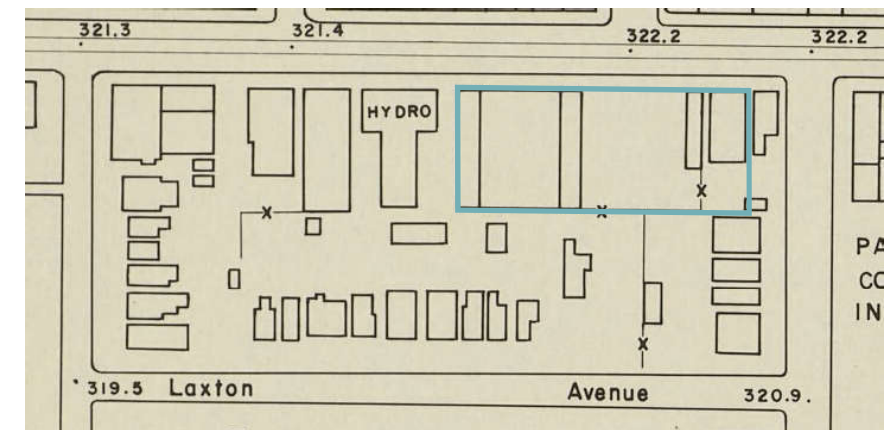
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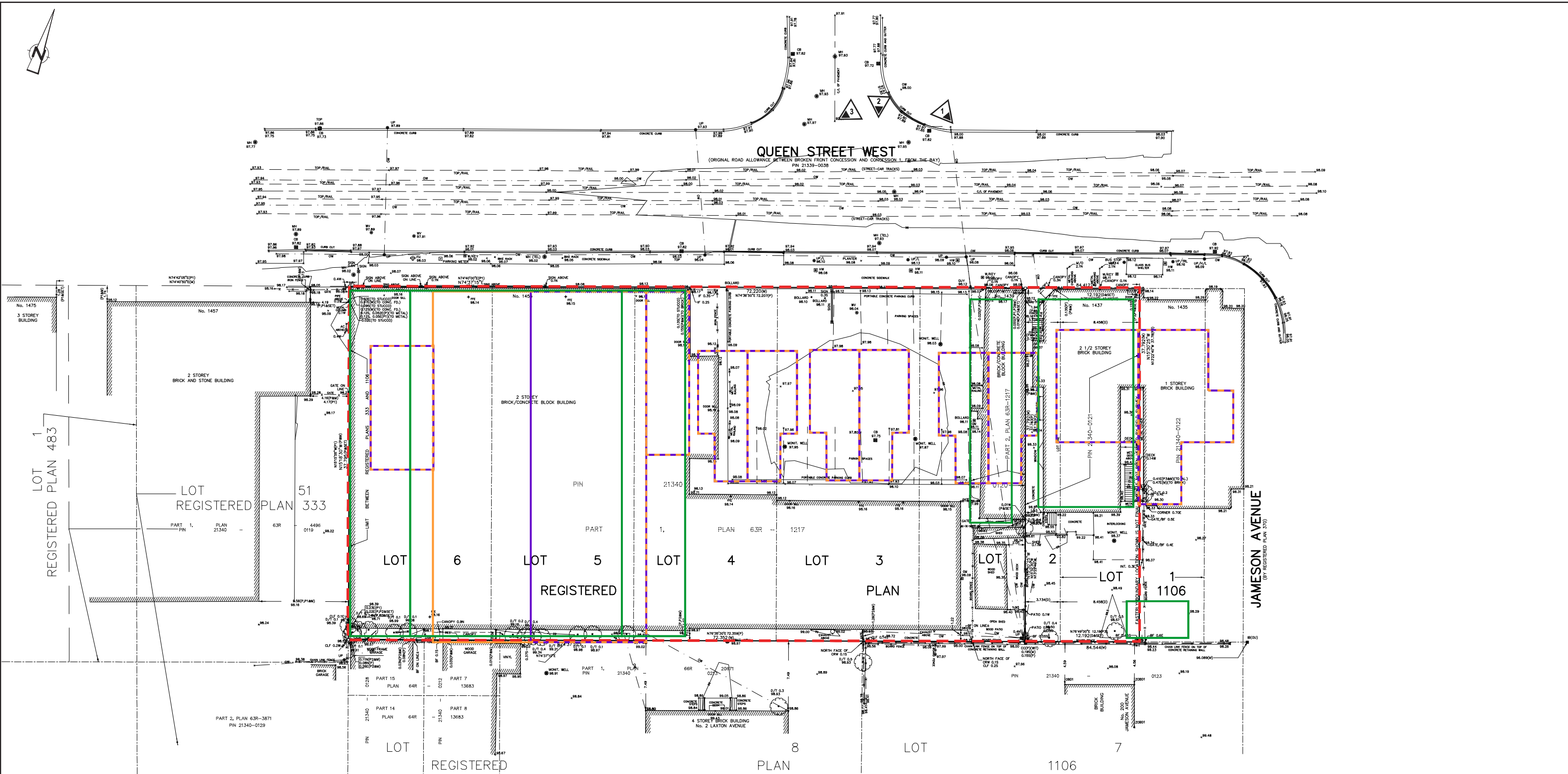
Goad's Atlas 1910



Goad's Atlas 1923



CoT 1958



— STRUCTURE AS DEPICTED 1910  
— STRUCTURE AS DEPICTED 1880-1903  
— STRUCTURE AS DEPICTED 1958

Providing Archaeological & Cultural Heritage Services  
 528 Bathurst Street Toronto, ONTARIO M5S 2P9  
 416-966-1069 | F 416-966-9723 | asiheritage.ca

**LEGEND:**  
- - - SUBJECT PROPERTY LIMITS: NO POTENTIAL, NO FURTHER ASSESSMENT REQUIRED  
 LOCATION AND ORIENTATION OF PHOTOGRAPH

**BASE:**  
 Topographic Plan of Survey of  
 Part of Lot 1 and All of Lots 2 to 6, Both Inclusive,  
 Registered Plan 1106,  
 City of Toronto  
 Schaeffer Dzaldivo Purcell Ltd. Feb. 13, 2023 23-037-00

0  25m  
 SCALE

ASI PROJECT NO.: 23PL-030  
 DATE: FEB 2023

DRAWN BY: DAR  
 FILE: 23PL-030 figure 3.ai

Figure 3: Stage 1 Archaeological Resource Assessment of the 1437-1455 Queen Street West subject property — development sequencing, existing conditions and evaluation of potential.

## Appendix 1: City Directory Listings for the Subject Property

Directory listings for suburban villages outside of the municipal boundaries of the City of Toronto were compiled from 1870 onwards. However, these early listings are simply alphabetical by the name of the owner or the occupant of the property. There are no separate streets listings found for the stretch of Queen Street West within Parkdale until the 1886 edition, published three years prior to the amalgamation of Parkdale to the City. Directories after 1890, were searched at five-year intervals. The names of the owners or occupants of the subject property are indicated below in ***bold italics***.

Edition <sup>1</sup>	Street Directory Listing of Occupants
1886	<b>Queen Street West, Parkdale</b> (south side): Jameson Avenue ends; private grounds; 265, William Hamilton; vacant lot; two unfinished stores. <b><i>William P. Atkinson</i></b> listed at 12 Jameson and north to Queen are vacant lots.
1887	<b>Queen Street West, Parkdale</b> (south side): Jameson Avenue ends; private grounds; 265, John Laxton; vacant lot; 305, vacant store; 307, vacant store. <b><i>William P. Atkinson</i></b> listed at 12 Jameson and north to Queen are private grounds and vacant lots.
1888	<b>Queen Street West, Parkdale</b> (south side): Jameson Avenue ends; private grounds; 265, John Laxton; vacant lots; 305-307, vacant. <b><i>William P. Atkinson</i></b> listed at 12 Jameson and north to Queen are private grounds and vacant lots.

Edition <sup>1</sup>	Street Directory Listing of Occupants
1889	<b>Queen Street West, Parkdale</b> (south side): Jameson Avenue ends; private grounds; house (side entrance); 265, John Laxton; vacant lots; 305-309, Masonic Building. <b>William P. Atkinson</b> listed at 12 Jameson and north to Queen are private grounds and vacant lots.
1890	<b>Queen Street West</b> (south side): Jameson Avenue ends; private grounds; house (side entrance); 1457, John Laxton. <b>William P. Atkinson</b> listed at unnumbered address on Jameson.
1895	<b>Queen Street West</b> (south side): Jameson Avenue ends; private grounds; house (side entrance); 1457, John Laxton. <b>William P. Atkinson</b> listed at unnumbered address on Jameson.
1900	<b>Queen Street West</b> (south side): Jameson Avenue ends; 1435, Adam Lynd (physician); 1457, J.E. Laxton (contractor). Adam Lynd also listed at 220 Jameson.
1905	<b>Queen Street West</b> (south side): Jameson Avenue ends; house (side entrance); 1439, vacant; 1441, vacant; 1443, vacant; 1445, vacant; 1447, vacant; 1449, vacant; 1457, John Laxton. No listings on Jameson north of 202.
1910	<b>Queen Street West</b> (south side): Jameson Avenue ends; 1437, <b>M.W. Sparrow</b> (dentist); 1439, <b>John Muirhead</b> ; 1441, <b>Mrs. Christina Terry</b> ; 1443, <b>R.E. Millette-Hunt</b> ; 1445, <b>Isaac Jeffries</b> ; 1447, <b>John Laidlaw</b> ; 1449, <b>George Magill</b> ; 1451, <b>Griffiths &amp; Adamson</b> (plumbers);



Edition <sup>1</sup>	Street Directory Listing of Occupants
	1455, <b>William Yeo</b> (physician); 1457, John Laxton. <b>Robert C. Griffin</b> (physician) listed at 212 Jameson.
1915	<b>Queen Street West</b> (south side): Jameson Avenue ends; 1437, <b>M.W. Sparrow</b> (dentist); 1439, <b>Mrs. Amanda Doty</b> ; 1441, <b>Mrs. Christina Terry</b> ; 1443, <b>D.M. MacDonald</b> (chiropractor); 1445, <b>Rose Donovan</b> (dressmaker); 1447, <b>Henry Harper</b> ; 1449, <b>Herbert Morrison</b> ; 1451, <b>William Griffiths</b> (plumber); 1455, <b>William Yeo</b> (physician); 1457, John Laxton. <b>Robert C. Griffin</b> (physician) listed at 212 Jameson.
1920	<b>Queen Street West</b> (south side): Jameson Avenue ends; 1437, <b>M.W. Sparrow</b> (dentist); 1439, <b>Melvin Almas</b> ; 1441, <b>Edward Staunton</b> ; 1443, <b>Edward Hamilton</b> ; 1445, <b>George Willoughby</b> ; 1447, <b>Henry Murray</b> (physician); 1449, <b>Frank Howe</b> ; 1451, <b>William Griffiths</b> (plumber); 1455, <b>William Yeo</b> (physician); 1457, John Laxton. <b>Robert C. Griffin</b> (physician) listed at 212 Jameson.
1925	<b>Queen Street West</b> (south side): Jameson Avenue ends; 1437, <b>Malcolm Sparrow</b> (dentist); 1437A, <b>Bert Stage</b> ; 1439, <b>Calvin Stewart</b> (chiropractor); 1441, <b>Henry Pettitt</b> (podiatrist), <b>George Hanna</b> ; 1443, <b>Mrs. Ann Axworthy</b> ; 1445, <b>Parkdale Motors Ltd.</b> ; 1447, <b>Henry Murray</b> (physician); 1449, <b>Mrs. Mary Howe</b> ; 1451, <b>William Griffiths</b> (plumber), <b>Kenneth Harris</b> (dentist); 1455, <b>William Yeo</b> (physician). <b>Robert C. Griffin</b> (physician) listed at 212 Jameson.

Edition <sup>1</sup>	Street Directory Listing of Occupants
1930	<b>Queen Street West</b> (south side): Jameson Avenue ends; 1437, <b>Malcolm Sparrow</b> (dentist); 1437A, <b>Wendell Anderson</b> ; 1439, <b>Lemuel Cochrane</b> ; 1441, <b>James A. &amp; A. Brodie</b> (chiropodists); 1443, <b>Mrs. Ann Axworthy</b> ; 1445, <b>William Owens</b> ; 1447, <b>Henry Murray</b> (physician); 1449, <b>vacant</b> ; 1451, <b>William Griffiths</b> (plumber); 1453, <b>Parkdale Motors Ltd.</b> ; 1455, <b>William Yeo</b> (physician). <b>Robert C. Griffin</b> (physician) listed at 212 Jameson.
1935	<b>Queen Street West</b> (south side): Jameson Avenue ends; 1437, <b>Malcolm Sparrow</b> (dentist); 1437A, <b>Wendell Anderson</b> ; 1439, <b>Sidney Grose</b> ; 1441, <b>James A. Brodie</b> (chiropodist), <b>Harry Watson</b> ; 1443, <b>Mrs. Ann Axworthy</b> ; 1445, <b>Alfred Tygesen</b> ; 1447, <b>Henry Murray</b> (physician); 1449, <b>William Barber</b> ; 1451, <b>William Griffiths</b> (plumber), <b>Jacques Beauty Salon</b> , <b>Rolland Mills</b> (dentist); 1453, <b>Parkdale Motors Ltd.</b> ; 1455, <b>William Yeo</b> (physician). <b>Mrs. Blanche Griffin</b> listed at 212 Jameson.
1940	<b>Queen Street West</b> (south side): Jameson Avenue ends; 1437, <b>John Fleming</b> (physician), <b>Bruce MacNeil</b> (dentist), <b>Mrs. Bessie Sparrow</b> ; 1437A, <b>Jessie Mackie</b> , <b>Mrs. Sarah Guthrie</b> ; 1439, <b>Philip Shuman</b> (physician); 1441, <b>James A. Brodie</b> (foot appliances); 1443, <b>Mrs. Ann Axworthy</b> ; 1445, <b>George Barber</b> ; 1447, <b>Herbert Murray</b> (physician); 1449, <b>Mrs. Annie Edgerton</b> ; 1451, <b>Coiffure Shop</b> (hairdressers), <b>Rolland Mills</b> (dentist), <b>Mrs. Annie Griffiths</b> ; 1451 rear, <b>Griffiths Bros.</b> (plumbing & heating); 1453, <b>vacant</b> ; 1455, <b>Nora Yeo</b> . <b>Mrs. Blanche Griffin</b> , <b>Gordon Cosens</b> listed at 212 Jameson.
1945	<b>Queen Street West</b> (south side): Jameson Avenue ends; 1437, <b>Bruce MacNeil</b> (dentist), <b>Mrs. Bessie Sparrow</b> ; 1437A, <b>Norman Collett</b> ; 1439, <b>Vernon Duncombe</b> ; 1441, <b>Mrs. Alice Ewers</b> ;

Edition <sup>1</sup>	Street Directory Listing of Occupants
	1443, <i>Mrs. Mabel Jennings</i> ; 1445, <i>John Caddell</i> ; 1447, <i>Herbert Murray</i> (physician); 1449, <i>Mrs. Ida Halliwell</i> ; 1451, <i>Coiffure Shop</i> (hairdressers); 1451 rear, <i>William Griffiths</i> ; 1453, <i>DeHavilland Aircraft of Canada Ltd.</i> ; 1455, <i>James Killeen, Norman Hill. Mrs. Blanche Griffin</i> listed at 212 Jameson.
1950	<b>Queen Street West</b> (south side): Jameson Avenue ends; 1437, <i>Mark Steen</i> (physician); <i>Bruce MacNeil</i> (dentist); 1437A, <i>Mark Stein</i> ; 1439, <i>Vernon Duncombe</i> ; 1441, <i>William Cummings, James Davidson</i> ; 1443, <i>Alec Cooper, Robert Cooper</i> ; 1445, <i>John Caddell</i> ; 1447, <i>Herbert Murray</i> (physician), <i>James Bodys</i> ; 1449, <i>Mrs. Ida Halliwell</i> ; 1451, <i>Griffiths Plumbing &amp; Heating, Mrs. Annie Griffiths</i> ; 1451 rear, <i>James Griffiths</i> ; 1453, <i>vacant</i> ; 1455, <i>Michael Adams, Jack Evans. Edward Perkes, Wilfred Elliott</i> listed at 212 Jameson.
1955	<b>Queen Street West</b> (south side): Jameson Avenue ends; 1435, Dominion Bank; 1437, <i>Mark Stein</i> (physician); <i>I. Brokovitch</i> (real estate broker), <i>Star Service Stores</i> (cleaners & launderer); 1437A, <i>Mark Stein</i> ; 1451, <i>Lakeview Furriers, William Griffiths</i> ; 1451 rear, <i>Griffiths Plumbing &amp; Heating</i> ; 1453, <i>vacant</i> ; 1455, <i>vacant. Martin Mooney, Milan Nash</i> listed at 212 Jameson.
1960	<b>Queen Street West</b> (south side): Jameson Avenue ends; 1435, Toronto Dominion Bank; 1437, <i>Mark Stein</i> (physician); <i>Sunnyside Private Hospital; I. Brokovitch</i> (real estate broker), <i>Cleaniteria</i> ; 1439, <i>Griffiths Plumbing &amp; Heating, Lakeview Furriers</i> ; 1453, <i>Loblaw Groceteria Ltd.</i> ; 1457, Toronto Hydro-Electric System (substation). <i>Kenneth Blondun, Rudi Kaiser</i> listed at 212 Jameson.

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1965	<b>Queen Street West</b> (south side): Jameson Avenue ends; 1435, Toronto Dominion Bank; 1437, <b>Mark Stein</b> (physician); <b>Sunnyside Private Hospital</b> ; <b>Parkdale Real Estate Co., Cleaniteria</b> ; 1439, <b>Lakeview Furriers</b> ; 1439 rear, <b>Albert Hudson</b> ; 1453, <b>Loblaw Groceteria Ltd.</b> ; 1457, Toronto Hydro-Electric System (substation). No listings on Jameson north of 200.
1969	<b>Queen Street West</b> (south side): Jameson Avenue ends; 1435, Toronto Dominion Bank; 1437, <b>Mark Stein</b> (physician); <b>Sunnyside Private Hospital</b> ; <b>Parkdale Real Estate Co., Cleaniteria</b> ; 1439, <b>Economy Prescription Service Drugs</b> ; 1439 rear, <b>Jean McCullough</b> ; 1453, <b>Loblaw Groceteria Ltd.</b> ; 1457, Toronto Hydro-Electric System (substation). No listings on Jameson north of 200.

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<sup>1</sup> Directory listings typically were compiled the year *prior* to the date of publication.

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